



**Village of Commercial Point
Council Meeting Minutes
November 21, 2022**

Mayor Goldhardt called the meeting to order at 8:06 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Crego, Mr. Mitchem, Ms. Ratliff and Ms. Plybon. Ms. Wolfe was not present.

A motion was made to approve the November 7th, 2022 Public Hearing Meeting Minutes by Ms. Geiger and seconded by Ms. Ratliff. All were in favor. The motion passed.

A motion was made to approve the November 7th, 2022 Council Meeting Minutes by Mr. Crego and seconded by Mr. Mitchem. All were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – Mayor Goldhardt informed Council that the Utilities Superintendent is no longer with the Village and we will be looking to fill the position.
- B. Village Solicitor's Report – He had nothing to report at this time.
- C. Police Chief's Report – He was not present. The police report was distributed with the council packet.
- D. Village Administrator's Report – Administrator Grosse informed the Council that all the department employees are currently wearing their new uniforms, construction has started on the salt barn and that the old generator that was at the plant will be moved to the lift station on Walker Road. He said the bucket truck has been a tremendous asset and has been used. He said Mike Struckman of the Street Department has been doing a great job of decorating the park and putting up the decorations on the poles. He also thanked the Utility Department for their extra work. Last weekend they lost all radio signals to the lift stations and water towers. Everything had to be operated manually.
- E. Village Engineer's Report - She was not present.
- E. Zoning Administrator's Report – He had nothing to report at this time.
- F. Fiscal Officer's Report – She had nothing to report at this time.

Legislative Reports:

- A. Audrea Ratliff - Ms. Ratliff said she appreciated Administrator Grosse and his team for getting all the decorations up. She said she has received several compliments. She also thanked Fiscal Officer Hastings for all she does for the Village as well.
- B. Ryan Mitchem – He had nothing to report at this time.
- C. Ross Crego – He had nothing to report at this time.
- D. Nancy Geiger - She had nothing to report at this time.
- E. Stacy Plybon - She had nothing to report at this time.

Citizen Comments:

Mr. Bruce Moore, attorney for K-Nova, addressed Council. He discussed the power requirements for the Durrett Road property and how it is split between AEP and South Central Power. He said they are looking to bring in a unique user that wants to look at the property. He said the user is looking to see if there is enough electrical power to meet his needs before proceeding. He said this user will provide extreme value to the village, very little impact on Fire and Police, and a low traffic volume. He said the situation is this property needs to be serviced with a high-power electrical load. He said they have tried to coordinate with South Central Power and AEP. He said South Central Power did not confirm availability. He said the other



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big piece is, they can position the building so that more than 50% of the load is on AEP section, but that territory is at Durrett Road and State Route 104. Mr. Moore said previously Council requested that the building be set back from the road. He said they are trying to come up with creative solutions. He said they are working with AEP and South Central and he hoped to loop Mayor Goldhardt in for further discussions. He said this is time sensitive and they may come to Council to see if they would like to help the landowner with the situation. He said they are not asking Council to move their lines everywhere, just that one piece of property if they cannot work it out. Ms. Ratliff clarified it is a possibility that they may need our help. She also clarified the position of the building. Mr. Moore said he gave legislation to Solicitor Cartee to ask Council to vote on tonight, however he is taking it back. Based on comments of the COW meeting, he is going back to his group to discuss further.

Business Items:

There were no business items.

Legislation:

Second Reading:

Ordinance 2022-31 AN ORDINANCE TO REZONE 152.469 +/- ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO FROM EXCEPTIONAL USE (EU) TO LIMITED MANUFACTURING DISTRICT (LM) CONTINGENT UPON THE ANNEXATION OF SAID PROPERTY INTO THE VILLAGE. Mayor Goldhardt did a second reading, title only.

Ordinance 2022-32 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO SEEK BIDS FOR THE EXPANSION OF THE WASTEWATER TREATMENT FACILITY, AND FOR THE VILLAGE ADMINISTRATOR TO PRESENT THE LOWEST AND BEST BID TO VILLAGE COUNCIL FOR COUNCIL'S CONSIDERATION. Mayor Goldhardt did a second reading, title only.

Ordinance 2022-33 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT (CRA AGREEMENT) WITH K-NOVA, LLC, AND COI RICKENBACKER LOT 5, LLC AS TO LOT 5 IN RICKENBACKER EXCHANGE – PART 3, AND DECLARING AN EMERGENCY. Mayor Goldhardt did a second reading, title only.

Ordinance 2022-34 AN ORDINANCE AMENDING SECTION 1044.12 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO WATER RATES, AND DECLARING AN EMERGENCY. Mayor Goldhardt did a second reading, title only.

Ordinance 2022-35 AN ORDINANCE AMENDING SECTION 1042.12 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO SEWER RATES, AND DECLARING AN EMERGENCY. Mayor Goldhardt did a second reading, title only.

Resolution 47-2022 A RESOLUTION TO MAKE TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023. VILLAGE OF COMMERCIAL POINT. Mayor Goldhardt did a second reading, title only.

Third Reading:

Ordinance 2022-29 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT (CRA AGREEMENT) WITH K-NOVA, LLC, AND RBE PARTNERS, LLC AS TO LOT 3 IN RICKENBACKER EXCHANGE – PART 3, AND DECLARING AN EMERGENCY.



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Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2022-29 by Mr. Crego and seconded by Ms. Geiger.

Roll call vote: Ms. Geiger - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Plybon - Yes, Ms. Ratliff - Yes.
The motion passed.

Ordinance 2022-30 AN ORDINANCE ADOPTING SECTION 648.10 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO NOISE AND REPEALING SECTION 5 OF APPENDIX A: LOCAL REGULATIONS OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2022-30 by Mr. Mitchem and seconded by Ms. Ratliff.

Roll call vote: Ms. Geiger - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Plybon - Yes, Ms. Ratliff - Yes.
The motion passed.

Postponed Legislation:

Ordinance 2022-27 AN ORDINANCE ACCEPTING THE FINAL PLAT OF FOXFIRE SUBDIVISION PHASE 3, PART 1.

No action was taken.

Ordinance 2022-28 AN ORDINANCE APPROVING THE ANNEXATION OF 152.469 +/- ACRES FROM SCIOTO TOWNSHIP, PICKAWAY COUNTY, AND JACKSON TOWNSHIP, FRANKLIN COUNTY, TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP.

No action was taken.


Resolution 38-2022 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH K-NOVA, LLC, SCANNELL PROPERTIES #556 LLC, AND HART COMMERCIAL POINT INDUSTRIAL LLC, FOR THE ACCEPTANCE OF A STORM WATER EASEMENT BENEFITING THE VILLAGE OF COMMERCIAL POINT.

No action was taken.

Additional Items:

There were no additional items.

A motion was made to adjourn the meeting by Ms. Ratliff and seconded by Mr. Mitchem. All members present were in favor, the motion passed and the meeting was adjourned.


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer